

Request for General Plan Amendment for:

The Thomas Property

Scottsdale, Arizona

Project No:	247-PA-05
Case No:	10-GP-05
Project coordinator:	Al Ward
Owner:	Judy A. Thomas Trust
Applicant Contact:	John G. Thomas (480) 948-3590
Submitted:	April 22, 2005
Revised:	June 15, 2005

INTRODUCTION.

Request. Amend the General Plan – Land Use Element for the subject property from “Cultural/ Institutional” to “Employment” or “Urban Neighborhoods.” Supplemental material on each shall be submitted at a later date with guidance from the project coordinator.

Location. The subject property is located at 9975 McDowell Mountain Ranch Rd, approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road generally northeast of Westworld. The site is within the Horeseman’s Park East PCD Area. The site is not within McDowell Mountain Ranch.

Site Conditions. The approximately 4 acre site is generally level with a non-functioning wash running through and the Old Verde Canal bisecting the property. Native vegetation is found predominantly around the canal and includes saguaro and cholla cactus, mesquite and palo verde trees.

Surrounding Land Uses. The subject property is in an unique location within the City of Scottsdale surrounded by a variety of land uses including Westworld to the southwest, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

GENERAL PLAN AMENDMENT CHECKLIST.

The following items are provided pursuant to the “Checklist” items submitted by the project coordinator at the preapplication meeting, and “30 Day Letter” received from the project coordinator on May 26th, 2005.

Item 1 – General Plan Amendment (GPA) Checklist.
[Submitted with application]

Item 2 – Completed Application Form.
[Submitted with application]

Item 3 – GPA Application Fee.
[Submitted with application]

Item 4 – GPA Neighborhood Involvement Program.

The following is an outline of the proposed Neighborhood Involvement Program as defined in the GPA checklist: 1) letter/mailed notice, 2) project under consideration sign, 3) open house meeting(s).

Item 5 – Context Graphics, Plans & Photographs in Relation to Surrounding Properties.

See enclosed photographs. An aerial photograph depicting the subject in relation to the surrounding properties is also enclosed.

Item 6 – Context Graphics and/or Tables.

- a. Existing General Plan Land Use, transportation, character, and/or open space for the subject and surrounding properties.
- b. Graphic 2: Proposed General Plan designation(s) for the subject property and all existing General Plan designations that will remain. [*“Employment” or “Urban Neighborhoods.”*] Total acreage of the General Plan designation(s) being proposed: [*approximately 3.9 acres*].

Item 7 – Narrative Description, Analysis and Justification for Support.

Character and Lifestyle. The future development plan will be a quality design and will be an exceptional place to either work or reside, depending upon the ultimate use. In order to further the preservation of Scottsdale’s unique southwestern character, the plan will also consider the relocation of and utilization of the Old Verde Canal to be incorporated into the trail system proposed by the City of Scottsdale.

Land Use and Compatibility. The applicant is justified in applying for its change of use because virtually every other use surrounding Westworld is either urban neighborhoods or employment. There are currently no other single family residences or land not currently under application for GP Amendment that border Westworld.

Either the urban neighborhood or employment uses adequately transition the more intense use of Westworld to the south, the City of Scottsdale operated events and entertainment venue. McDowell Mountain Ranch Road and the SR zoning to the north of the subject is a buffer to either of Thomas’ proposed uses. The vacant land adjacent to the subject’s eastern boundary is currently zoned PCOC, a retail/commercial type use that wraps around the gasoline station and convenience store on the west corner of Thompson Peak Parkway and McDowell Mountain Ranch Rd – normally a transitional use would border this type of property, not single family

homes. The State Land adjacent to the subject's southern boundary is scheduled for public auction in the Fall of 2005 – a recent public appraisal concludes with substantial analysis that the highest and best use of the state land is multi-family residential (urban neighborhoods). The land to the west and south of the subject is currently under application for GP Amendment for uses similar to the subject.

Compatibility: If developed today, the subject parcel has a current zoning which would allow for approximately 1 home per acre - not a land use that is not compatible with 5 of the 6 immediately adjacent uses. The current zoning is a carryover from the former county zoning prior to the City's annexation of the property many years ago. The factors that have occurred since are: 1) the implementation and expansion of Westworld from a local and community equestrian facility into a regional and national events and entertainment venue, promoting private enterprise as an economic venture, 2) the creation of such transportation corridors such as Thompson Peak Parkway, McDowell Mountain Ranch Road, and the 101 Freeway, 3) the development of the industrial centers along the northwestern and southwestern borders of Westworld, 4) the development of multi-family residential development along the subject's entire southern boundary and along Westworld's planned northern border, as well as directly northeast of the subject site, and 5) the planned development of the Aquatic Center.

The land use designation of "*employment*" is compatible with other uses in the neighborhood, including Westworld. Such use is found along virtually the entire northwestern border of Westworld and west of the subject, and along the southwestern border of Westworld. The employment use is a low-traffic, job creator that many residents in the area will regularly frequent or even own.

The land use designation of "*urban neighborhoods*" is compatible with other uses in the neighborhood, striking a balance between the uses of Westworld and other residential uses. Such use is found directly to the northeast of the subject, and along virtually the entire southern border of Westworld, along the northern planned border, and northeast of the subject.

Economic Vitality and Future City Growth. The *employment* use promises to positively affect the City's economic vitality and future growth by adding significant employment opportunities and business venues for the neighbors and Scottsdale job market. Moreover, the urban neighborhood use will add high quality housing stock to the neighborhood at relative affordability, and thus more high quality residents to stimulate economic activity through consumer or small business activity.

Neighborhoods. The proposed amendment to *employment* shall enhance and protect neighborhoods and ensure and sustain their quality of life by providing economic opportunity through job creation, and a diminished level of automobile traffic relative to most other uses. The employment use positively affects and implements the neighborhood's character and vision by providing a low-traffic use, and many clean businesses that the entire neighborhood can enjoy within the context of an architecturally attractive property.

The proposed amendment to *urban neighborhoods* enhances and protects neighborhoods and ensures and sustains their quality of life by creating a safe, clean, and visually attractive environment for families to thrive in relative affordability. The change to urban neighborhoods positively affects and implements the neighborhood's character by creating additional neighbors who will share its vision at a density compatible with other uses surrounding Westworld. The plan will allow alternate modes of transportation for local residents/employees as well as enhance the landscape and architectural character established by residential and non-residential uses.

Open Space. In order to promote harmony with the natural desert surroundings, the applicant recognizes that the site is within an ESL designated area and provides for certain NAOS requirements. Further, the plan will also consider the relocation of and utilization of the Old Verde Canal to be incorporated into the trail system proposed the City of Scottsdale.

Sustainability. This is an ideal site for multimodal transportation and use of established infrastructure improvements due to the fact that most of the area infrastructure is already in place. In order to mitigate concerns that Westworld may have regarding the *urban neighborhoods* use, the applicant would stipulate to issuing proper disclosures to prospective residents of the project. In order to mitigate concerns that the residential neighbors may have regarding the *employment* use, the applicant would enter into a development agreement with the city addressing certain issues.

Transportation. The *employment* use offers variety in peak use trips relative to adjacent residential uses with little or no activities in the evenings or weekends. Any warehouse space would be at grade-level that is typically serviced by smaller regional trucks or vans, rather than the larger semi-tractor trailer rigs. The *urban neighborhood* use offers predictability in peak use trips with moderate activities throughout the day and on weekends. Both uses will provide an opportunity for employees/residents to walk or bicycle to and from the site.

Item 8 – Land Use Impact Analysis.

The *employment* use will have a positive impact on the scope of the area by providing a buffer between Westworld and single family uses to the south of the subject, and will have the future benefit of clean employment and low vehicular traffic. The *urban neighborhoods* use will have a positive impact by providing a transition between Westworld and the single family and multi-family uses in the neighborhood, and will have the future benefit of sustainable high quality housing stock for Scottsdale.

The following is a land use impact analysis between the existing and proposed General Plan designation utilizing the city's "Clean Zone Model" computer analysis.

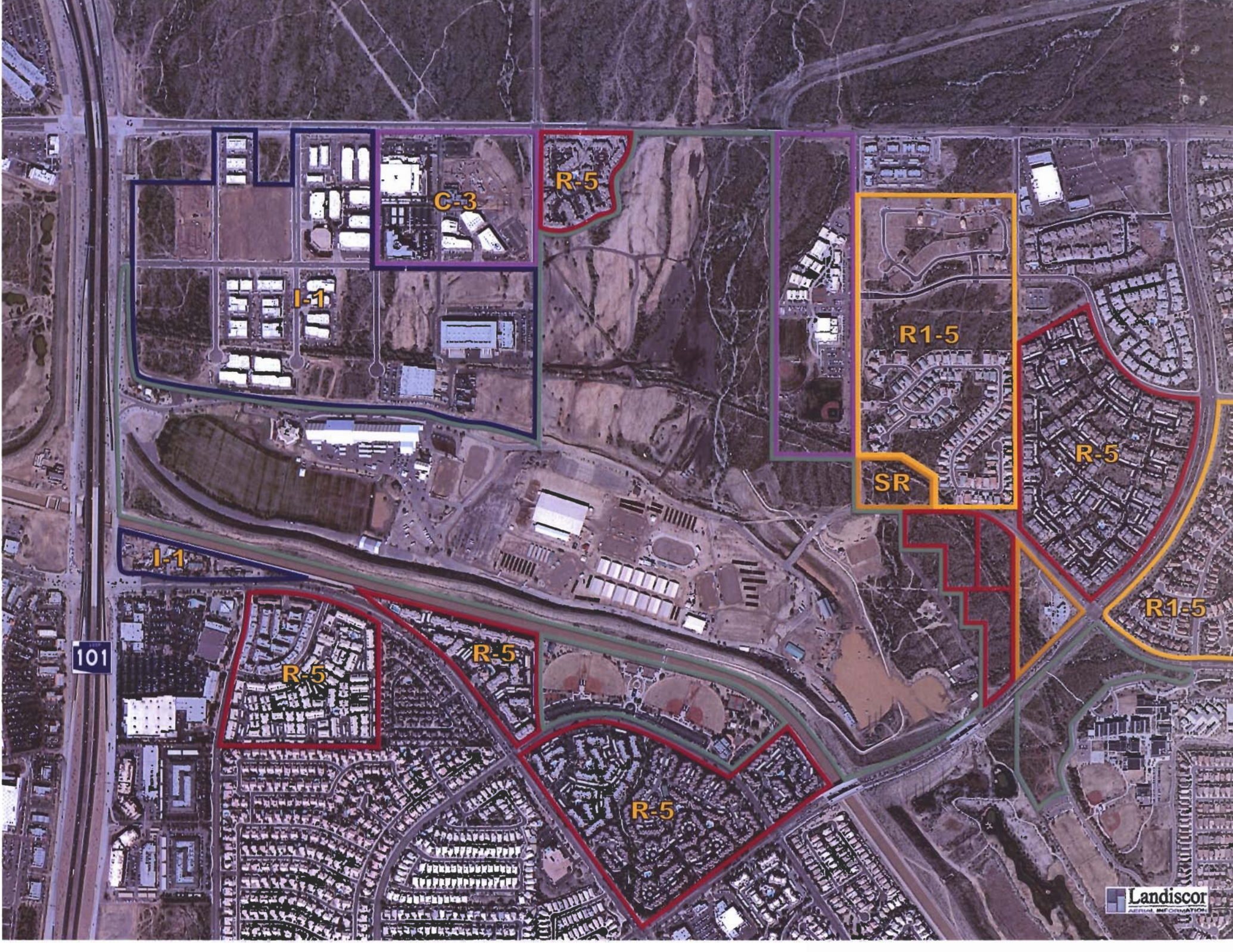
	Existing Cult/Inst	Proposed Employment	Proposed Multi-Family Residential
Dwelling Units	---	---	82
Floor Area	25,000 SqFt	52,272**	69,696***
Population	---	---	133
School Children	---	---	35
Water Use	3 Acre Ft/Yr	23	47
Wastewater	1 Acre Ft/Yr	4	16
Solid Waste	4 Tons/Yr	49	110
Vehicle Trips	80/Day	342*	883*
Employees	6	98	3****

* Note that a T.I.M.A study will be prepared for this proposal as part of the future rezoning request(s).

** Based on a Floor Area Ratio of 30%.

*** Based on a Floor Area Ratio of 40% Maximum for Horeseman's Park East PCD Area as provided by Project Coordinator.

**** Clean Zone Model provides for 98 employees which applicant believes may be a technical error.



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